030.0	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	795,200 / 795,200
					USE VALUE:	795,200 / 795,200
					ASSESSED:	795,200 / 795,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		RALEIGH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BORGIA WILLIAM M & LAURA B
Owner 2:	
Owner 3:	
Street 1:	6 RALEIGH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GRANNAN KATHLEEN T & WILLIAM J -
Owner 2:	-
Street 1:	6 RALEIGH ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 1725 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4865.000	342,400		452,800	795,200
Total Card	0.112	342,400		452,800	795,200
Total Parcel	0.112	342,400		452,800	795,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.99 /Parcel: 460.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 21167

GIS Ref

GIS Ref

Insp Date 11/10/17

!2542!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 030.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	342,400	0	4,865.	452,800	795,200		Year end	12/23/2021
2021	101	FV	330,900	0	4,865.	452,800	783,700		Year End Roll	12/10/2020
2020	101	FV	331,200	0	4,865.	452,800	784,000	784,000	Year End Roll	12/18/2019
2019	101	FV	267,800	0	4,865.	481,100	748,900	748,900	Year End Roll	1/3/2019
2018	101	FV	265,000	2000	4,865.	350,900	617,900	617,900	Year End Roll	12/20/2017
2017	101	FV	265,000	2000	4,865.	305,600	572,600	572,600	Year End Roll	1/3/2017
2016	101	FV	265,000	2000	4,865.	260,300	572,300	527,300	Year End	1/4/2016
2015	101	FV	249,100	2100	4,865.	254,700	505,900	505,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:39:54

LAST REV

Date	Time
06/20/19	10:54:03
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2542

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRANNAN KATHLEE	1528-46		6/12/2018		863,000	No	No		
GRANNAN KATHLEE	1526-77		5/14/2018	Convenience	1	No	No		
GRANNAN WILLIAM	1409-47		12/16/2011	Convenience	1	No	No		
GRANNAN KATHLEE	1409-46		12/16/2011	Convenience	1	No	No		
GRANNAN WILLIAM	1350-18		2/12/2008	Family	1	No	No		
GRANNAN WILLIAM	1264-186		2/28/2003	Family	1	No	No		
GRANNAN MARGARE	1169-37		3/24/1997	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2007	1086	Re-Roof	5,000	C		G9	GR FY09	
8/11/2003	822	Manual	19,000	C		G6	GR FY06	remove garage repl
2/12/2001	83	Dormers	75,000	C				DORMER-NEW BATH RE

ACTIVITY INFORMATION

Date	Result	By	Name
6/20/2019	SQ Returned	JO	Jenny O
11/10/2017	Meas/Inspect	HS	Hanne S
1/22/2009	Meas/Inspect	336	PATRIOT
8/8/2005	Fieldrev-Chg	BR	B Rossignol
8/6/2001	Inspected	PM	Peter M
2/22/2000	Meas/Inspect	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	21167
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4865		Sq. Ft.	Site		0	80.	1.16	1									452,760						452,800	

Total AC/HA:	0.11169	Total SF/SM:	4865	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	452,760	Spl Credit		Total:	452,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.25869560
Const Adj.:	0.97660595
Adj $ / SQ:	135.217
Other Features:	87106
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420587
Depreciation:	78229
Depreciated Total:	342358

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

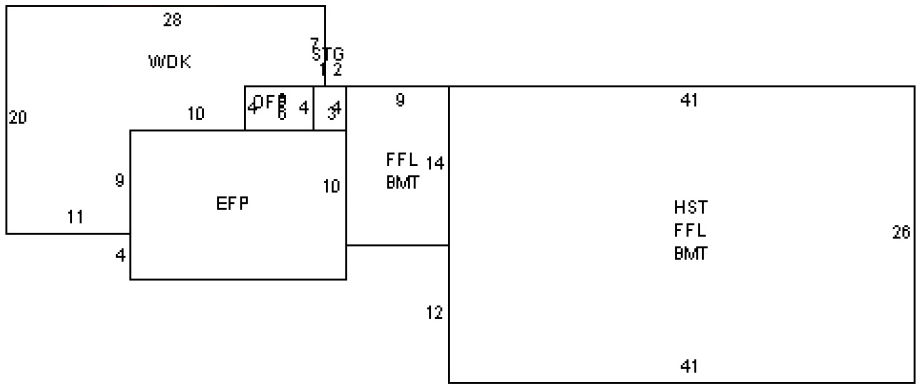
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	148.74
Special Features:	0	Val/Su Net:	95.67
Final Total:	342400	Val/Su SzAd	198.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,192	40.570	48,354
FFL	First Floor	1,192	135.220	161,179
HST	Half Story	533	135.220	72,071
WDK	Deck	379	8.440	3,197
EFP	Enclos Porch	247	37.350	9,226
OFP	Open Porch	24	42.970	1,031
STG	Storage	12	15.630	188
	Net Sketched Area:	3,579	Total:	295,246
Size Ad	1725	Gross Area	4112	FinArea 1725

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

030.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc